

# **ALLOWAY TOWNSHIP PLANNING BOARD**

Township Municipal Building, Auditorium  
49 South Greenwich Street  
Alloway, New Jersey 08001

## **MINUTES FOR REGULAR MEETING – September 8, 2010**

Meeting called to order at 7:05 P.M.

Statement of adequate notice of meeting was read and the flag salute performed.

**Present:** Alexis Coleman, Karl Ott, Joe Fedora, Jack Cianfrani, Tracy Stites (Alternate No. 4), Walter Leslie, Craig Kane, Betsy Burden (Alternate No. 1), Ron Zarin (Alternate No. 3)

**Absent:** Ed Masker, Allen English, George Reeves (Alternate No. 2), Cheryl Lowe

Also present: Michael Albano, Solicitor, Charles Chelotti, Engineer

Swearing in of new member, Alternate No. 3 – Ronald D. Zarin

A Motion was made by Fedora, seconded by Ott, to approve the minutes from the August 11, 2010 meeting. Unanimous voice vote. Members Coleman, Leslie, Kane, and Burden – abstain due to absence.

Chairman Coleman opens the meeting to the public for comment on matters not on the agenda.

No public comment.

Resolutions: None.

Business:

1. Fones, Kenneth (Block 64, Lot 1) – Use “D” Variance. Applicant was sworn in and testified: The property consists of approximately 110 acres; he desires to convert a single family dwelling located upon the property into a duplex for rental purposes. Each unit would consist of a living room, kitchen, two bedrooms, and a bath. There will be no increase in the dwelling’s size, no on-site improvements are required, there is adequate parking, and no additional school children (over a single family residence) would be generated from the conversion. New exterior steps would be erected to access the second floor unit. He previously tried to sell the entire home without success. The total square footage of the home is 2,500 square feet, therefore, each unit would be approximately 1,250 square feet. The water and electric will be separated.

Member Fedora questioned the Applicant regarding usage of the yard and what would occur if one of the families wanted to install a pool, swing set, etc. The Applicant advised his lease would prohibit same.

Member Stites questioned the size of the property and use of the outbuilding. The Applicant advised the property consisted of approximately two acres; the barn will be used for farm equipment, storage, etc. and will not be utilized by the tenants.

Member Ott questioned the proposed usage of the property versus selling.

Solicitor Albano advised the Applicant he must consider the positive and negative criteria, as well as special reasons, which would allow the application to pass, including discussing the probability of the property being designated COAH housing.

Member Burden questioned the rents considered to be charged for a single versus duplex rental. The Applicant advised: \$1,600 for single and approximately \$850-900 for double.

Applicant further advised the property was subdivided approximately eight years ago and that there have been no further changes to the lot. Mr. Fones also advised he has submitted a County application for the property to be placed into farmland preservation, but has not received approval for same.

A motion was made by Cianfrani, seconded by Ott to DENY the application. A Roll Call vote was taken with three affirmative votes and four negative votes.

A second motion was made by Coleman, seconded by Kane to APPROVE the application. A Roll Call vote was taken with four affirmative votes and three negative votes.

As five affirmative votes must be received on a use variance, the application was denied.

2. Salem County Waste Water Management Plan – Further discussion was had between the members regarding the viability of adding/changing the present Sewer Service Area (SSA). The maps were again reviewed, discussing the present SSA, as well as the areas to be deleted, and proposed area to be added.

The new deadline is April 2011. The County is working with the townships and the State, and the County will present the townships' issues, problems, etc. to the State.

Member Leslie expressed concern over the new "proposed" area and stated that Lakeview Drive should be considered first.

A Motion was made by Ott, seconded by Kane to open the meeting to the public.

Public Comment:

Ken Fones advised the "proposed" section on the map (highlighted in yellow) are areas the Township may want to add, but aren't required to.

Marilyn Patterson stated that if a new area is added it may be developed for COAH housing. What is needed in the Township is open space planning, maps, etc.

Sharon Coleman questioned the proposed "joint plan" with DuPont. If included, will the Township have to pay for access to the County. The big picture needs to be looked at.

Warren Wieting suggested an expansion along Lakeview Drive and nowhere else.

Member Burden questioned what would happen if the Board doesn't approve the added area. The Township will then recommend to the County, then on to the State.

Barbara Ott commented on servicing what exists versus opening up areas for development and questioned if same would allow new development.

A Motion was made to close the public portion of the meeting by Fedora, seconded by Ott.

Member Ott advised it was his desire to “not” include the yellow or “proposed new SSA”, he agreed the “red” area should be removed, and also Block 28, Lot 1.05.

Chairman Coleman agreed with said opinion.

Solicitor Albano will send a letter to the County.

Public Comment: N/A

Correspondence: A brief discussion was had regarding an article Solicitor Albano handed out relating to immunity for Planning Board members in lawsuits.

On motion by Fedora, seconded by Ott, the meeting is adjourned at 8:30 PM. Unanimous voice vote.

Respectfully submitted,

Suzanne D. Pierce  
Planning Board Secretary